



**SAN MARCOS PLANNING & ZONING COMMISSION  
ACTION AGENDA  
April 23, 2013 REGULAR MEETING**

<b>Agenda #</b>		<b>Action or Direction</b>
<b>1</b>	Call to Order	Chair Taylor called the meeting to order at 6:00 p.m.
<b>2</b>	Roll Call	Commissioners Morris, Bryan and Carothers were absent.
<b>3</b>	Chairperson's Opening Remarks	
	NOTE: The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session.	There was no Executive Session
<b>4</b>	30-Minute Citizen Comment Period	<ol style="list-style-type: none"> <li>1. Melissa Derrick</li> <li>2. Paul Geiger</li> <li>3. Leighton Stallones</li> <li>4. Diane Wassenich</li> </ol>
<b>5</b>	<b><u>Consent Agenda</u></b>  Consider the approval of the minutes from the Regular Meeting on April 9, 2013.	Approved on Consent.
<b>6</b>	<b>PC-12-32_03 (Buie Tract)</b> Consider a request by Ramsey Engineering LLC, on behalf of Craddock Avenue Partners LLC, for approval of a Final Plat and associated subdivision improvement agreement for approximately 44.23 acres, more or less, out of the Thomas Jefferson Chambers Survey, Abstract 2, and the John Williams Survey, Abstract 471, establishing Buie Tract Subdivision Phase 1, Section 1, located near the intersection of N. Bishop Street and Craddock Avenue.	<p>Commissioner Ramirez pulled item 6 from consent to discuss citizen concerns about inspections on site to protect sensitive features during site preparation and construction.</p> <p>Commissioner Wood made a motion to approve. Commissioner Ehlers seconded the motion. Approved 6-0.</p>

7	<p><b>PC-13-12_02 (Blanco Vista, Tract I)</b> Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Preliminary Plat for approximately 10.489 acres, more or less, out of the William Ward League Survey No. 3, Abstract No. 467, for 43 residential lots located at Blanco Vista Boulevard and Royal Oak Boulevard.</p>	<p>Approved on consent.</p>
8	<p><b><u>Public Hearing</u></b></p> <p><b>CUP 13-07 (Rio Vista Food Trailer Court)</b> Hold a public hearing and consider a request by Hilda Gomez, on behalf of Alfredo Lamas Leal, for a new Conditional Use Permit to allow portable food facilities at 413 Riverside Drive.</p>	<p>Public Hearing:</p> <ol style="list-style-type: none"> <li>1. Hilda Gomez</li> <li>2. Ana Mendoza</li> <li>3. Scott Morrison</li> <li>4. Paul Murray</li> <li>5. Margaret Collins</li> <li>6. Camille Phillips</li> <li>7. Annissa Castello</li> <li>8. Carlos Hernandez</li> </ol> <p>Approved 4-2 to postpone to the May 14<sup>th</sup> P&amp;Z meeting. Chair Taylor and Commissioner Wood dissenting.</p>
9	<p><b>ZC-13-05 (Windemere)</b> Hold a public hearing and discuss the following requests by Joel Richardson on behalf of Robert Haug and Vinson Wood:</p> <ol style="list-style-type: none"> <li>1. a zoning amendment to establish two Development Transfer (“DT”) Overlay Zoning Districts as follows: (1) a Development Transfer granting site of 65.16 acres more or less to be designated as a DTG District, and (2) a Development Transfer Receiving site to be designated as a DTR District consisting of 20.08 acres more or less located in the Enclave at Windemere out of the T.J Chambers Survey located at Lime Kiln Road and Windemere Road and</li> <li>2. a Development Transfer Petition to transfer 2.33 acres of impervious cover from the Development Transfer Granting site consisting of a 65.16 acre tract, to the Development Transfer Receiving site known as the Enclave at Windemere, consisting of 20.08 acres.</li> </ol>	<p>Public Hearing for item 9-12.</p> <ol style="list-style-type: none"> <li>1. Don Metter</li> <li>2. Diane Wassenich</li> <li>3. Bridget Philips</li> </ol> <p>Presentation by ETR and discussion by the Commission.</p>
10	<p><b>LUA-12-09 (Windemere)</b> Hold a public hearing and discuss a request by Joel Richardson of Vigil and Associates on behalf of Robert Haug and Vinson Wood, for an amendment to the Future Land Use Map from Very Low Density Residential (VLDR) to Low Density Residential (LDR) for the Enclave at Windemere, consisting of 20.08 acres more or less out of the T.J Chambers Survey located at Lime Kiln Road and Windemere Road.</p>	

11	<b>ZC-12-14 (Windemere)</b> Hold a public hearing and discuss a request by Joel Richardson of Vigil and Associates on behalf of Robert Haug and Vinson Wood, for an amendment to the Zoning Map from Single-Family Rural (SF-R) to Single-Family 6 (SF-6) for the Enclave at Windemere, consisting of 20.08 acres more or less out of the T.J Chambers Survey located at Lime Kiln Road and Windemere Road.	
12	<b>PDD-12-03 (Windemere)</b> Hold a public hearing and discuss a request by Joel Richardson of Vigil and Associates on behalf of Robert Haug and Vinson Wood, for a Planned Development District overlay for the Enclave at Windemere, consisting of 20.08 acres more or less out of the T.J Chambers Survey located at Lime Kiln Road and Windemere Road.	
13	<b>Hold a public hearing and consider the 10-year Capital Improvements Program.</b>	Public Hearing: 1. Diane Wassenich  Recommendation to City Council to approve the 10 year CIP with the amendments to move Downtown Parking to 2014, Old RR 12 Bike/Ped and Widening of Old RR 12 to 2014.
14	<b>2012-11658 (Qualified Watershed Protection Plan, Retreat on Willow Creek)</b> Hold a public hearing and consider a request by Carlson, Brigance and Doering, Inc, on behalf of KB Homes, for a Qualified Watershed Protection Plan Phase I for the development of approximately 100.885 acres near Stagecoach Trail and Hunters Hill Drive.	Public Hearing: No one spoke.  Approved 6-0 with no conditions.
15	<b><u>Non-Consent</u></b>  <b>PC-13-05_02 (Retreat on Willow Creek)</b> Consider a request by Carlson, Brigance and Doering, on behalf of Preferred Development Partners, for approval of a Preliminary Plat for approximately 100.885 acres, more or less, out of the Juan M. Veramendi Survey, No. 1, Abstract 17, located near the intersection of Stagecoach Trail and Hunter Road.	Approved 6-0 with no conditions.
16	<b><u>Development Services Report</u></b> a. Update from Staff on the Planning & Zoning Commission Retreat b. Update from staff on Comprehensive Plan	Staff gave an update on the Commission Retreat and the Comprehensive Master Plan
17	Question and Answer Session with the Press and Public.	No questions.
18	Adjournment	Adjourned at 8:35 p.m.